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IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

CAPITAL INCOME AND GROWTH FUND, LLC

vs.

THE UNKNOWN HEIRS AND ASSIGNS OF ARLAND ANDERSON, SR.; THE UNKNOWN DEVISEES OF ARLAND ANDERSON, SR.; BURIEN VIEW CONDOMINIUM OWNERS ASSOCIATION; STATE OF WASHINGTON; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS ("MERS"); AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 127 SOUTHWEST 154TH ST., APARTMENT 103, BURIEN, WA 98166

**SHERIFF'S NOTICE TO JUDGMENT
DEBTOR OF SALE OF REAL PROPERTY**

CAUSE # 14-2-27619-2 KNT

AMENDED JUDGMENT RENDERED ON
08/21/2015

ORDER OF SALE ISSUED: 08/21/2015

DATE OF LEVY: 08/25/2015

TO: THE UNKNOWN HEIRS AND ASSIGNS OF ARLAND ANDERSON, SR.; THE UNKNOWN DEVISEES OF ARLAND ANDERSON, SR.; ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 127 SOUTHWEST 154TH ST., APARTMENT 103, BURIEN, WA 98166, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS; STATE OF WASHINGTON AND BURIEN VIEW CONDOMINIUM OWNERS ASSOCIATION (IN REM); JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

127 SOUTHWEST 154TH STREET, APARTMENT 103, BURIEN, WA 98166

UNIT 103, BURIEN VIEW, A CONDOMINIUM AND USE OF LIMITED COMMON ELEMENTS, IF ANY, RECORDED IN VOLUME 73 OF CONDOMINIUMS, PAGES 47 THROUGH 49, INCLUSIVE, ACCORDING TO THE DECLARATION THEREOF RECORDED UNDER KING COUNTY RECORDING NO. 8412210393, AND ANY AMENDMENTS THERETO. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL NUMBER: 122700-0010-03

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM

DATE: OCTOBER 16, 2015

**PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$118,676.81** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☒ 1. **NO REDEMPTION RIGHTS AFTER SALE.**
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on.
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
(206) 263-2600

ATTORNEY:
ALDRIDGE PITE LLP
THE OGDEN BUILDING
9311 SE 36TH STREET
MERCER ISLAND, WA 98040
(858) 750-7600